



## Highgate West Hill N6 6AS £5,000 Per Month

LET AGREED - A top floor (third) penthouse style apartment within this sought after Edwardian mansion block with views towards Hampstead Heath.  
Comprising three bedrooms, triple length double reception room and open plan kitchen, two south facing balconies, master bedroom with en-suite bathroom, second double bedroom, separate shower room & utility area.

AVAILABLE NOW - PART/UNFURNISHED - EPC BAND C - TAX BAND G



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	80	C	A

**Energy Efficiency Rating**  
Very energy efficient - lower running costs  
A (92 plus)  
B (81-91)  
C (69-80)  
D (55-68)  
E (39-54)  
F (21-38)  
G (1-20)  
Not energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
A (92 plus)  
B (81-91)  
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Not environmentally friendly - higher CO<sub>2</sub> emissions  
England & Wales EU Directive 2002/91/EC

Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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JACK A. SHORN

# Highgate West Hill, London N6 6AS

